



The Citizens' Bond Oversight Committee

Letter from the Chair

I am pleased to introduce the ANNUAL REPORT for the second year of the Proposition R Facilities Bond Measure. Prop R was approved by the voters of East County on November 5, 2002. The \$207 million Bond Measure provides funding for much needed improvements to both Cuyamaca College and Grossmont College. If you have been a student or visitor on either campus during the past year, you have perhaps seen some of the renovation and construction work. I encourage you to take a few minutes to review this Annual Report and update yourself on the major projects.

Highlights include:

- Completion of Learning and Technology Resource Center, Grossmont College
- Completion of new parking Lot #5, Cuyamaca College
- Completion of major lighting, roofing, plumbing, and flooring projects, as well as heating, ventilation, and air-conditioning (HVAC) improvements at both colleges.

Looking ahead, 2005 will be an exciting year for the Grossmont-Cuyamaca Community College District (GCCCD), with the start of construction for five new major projects.

The Citizens' Bond Oversight Committee (CBOC) has held quarterly meetings during 2004 to monitor the progress of the Prop R Program. Made up of eleven members representing various East County community and college constituencies, the CBOC worked through three subcommittees to focus on audit review, construction progress, and communications. Details of each meeting

Continued on last page

Project Updates

Governing Board Adjustment in Project Budgets

The cost of construction projects increased dramatically during 2004, due primarily to increases in the cost of building materials such as steel and concrete. In some cases these material prices increased by almost 100%. The Grossmont-Cuyamaca Community College District addressed this problem by re-estimating the cost of projects that are scheduled to begin in 2005 and beyond. The Governing Board acted in September to revise the budgets on these projects. The 2003 program budget and the 2004 revised budget are both shown in the project descriptions below.



Cuyamaca College Automotive Technology Complex

Cuyamaca College Automotive Technology Complex (Building P Remodel)

The existing Automotive Technology Complex, built in 1978, was designed and used for vocational and industrial labs. The expansion and remodel has removed large shower and locker facilities; converted older labs into up-to-date lecture rooms; and added an automotive electronics testing lab, a heavy equipment lab and a computer lab with state-of-the-art automotive diagnostic equipment. This facility was substantially completed and in use by January 23, 2005, in time for Spring Semester.

- Architect: NTD Stichler
- Square feet: Currently 16,900, expanding to 22,600
- 2003 projected cost: \$2.7 million; 2004 revised cost: \$3.7 million
- Funding: Prop R/State scheduled maintenance funds
- Construction start: Summer 2004
- Completion: January 2005
- Grand opening: March 10, 2005, 4:30 p.m.

Cuyamaca College Science & Technology Mall

This facility will provide needed laboratory space for life sciences, physical sciences, and computer information sciences in a unique, mall-like environment anchored by a ground-floor, open-access computer center. Computer labs will be located on the ground floor, while science labs will occupy the second floor. Also planned are 28 faculty offices, plus offices for instructional computing staff, lab techs and support staff.

Continued on page 2

Project Updates

Continued from front page

- Architect: Spencer/Hoskins Associates
- Construction Manager: Rudolph and Sletten
- Square feet: 59,668
- 2003 projected cost: \$19.1 million; 2004 revised cost: \$23.7 million
- Funding: State general obligation bonds and Prop R funds
- Projected groundbreaking: Spring 2005
- Projected completion: Summer 2006

Cuyamaca College Communication Arts Building

This facility will become the visual landmark when entering the campus on Rancho San Diego Parkway. Disciplines planned include: English, English as a Second Language, fine and professional arts, speech, American Sign Language, and performing arts. A novel feature will be a "digital theater," which can present virtual environments.

- Architect: NTD Stichler
- Construction Manager: Rudolph and Sletten
- Square feet: 88,590
- 2003 projected cost: \$29.2 million; 2004 revised cost: \$34.1 million
- Funding: State general obligation bonds and Prop R funds
- Projected groundbreaking: Fall 2005
- Projected completion date: Spring 2007

Cuyamaca College Student Center

The Student Center will be a hub of activity for campus life. Its location will be in close proximity to the Learning Resource Center, the new Science and Technology Mall and other academic and administration buildings. The two-story building will accommodate a bookstore, food services, student affairs administration, health center, student government, club offices and meeting rooms, student development services, and support staff.

- Architect: LPA Architects
- Construction Manager: Rudolph and Sletten

- Square feet: 40,803
- 2003 projected cost: \$12.6 million; 2004 revised cost: \$15.2 million
- Funding: Prop R and earmarked student fees
- Projected groundbreaking: Winter 2005
- Projected completion date: Spring 2007



Grossmont College Digital Arts Building

Grossmont College Science Building

This two-story building will house laboratories for biology, chemistry, and geology/oceanography programs, as well as a 42-station computer learning center.

- Architect: Spencer/Hoskins Associates
- Construction Manager: C.W. Driver
- Square feet: 35,094
- 2003 projected cost: \$12.8 million; 2004 revised cost: \$14.9 million
- Funding: State general obligation bonds and Prop R funds
- Grading completed: Summer 2004
- Construction start: Spring 2005
- Projected completion: Summer 2006

Grossmont College Digital Arts & Sculpture Complex

The Digital Arts Laboratories Building will include a wet photography facility and its digital counterpart; the digital counterpart of traditional art labs; a digital multimedia lab designed to merge the traditional fine arts, music, video and cinema; media labs, including the KGFN campus radio station and a video studio. The Sculpture Laboratory Building and Yard will provide sculpture, 3-D design/jewelry studios, and a large outdoor sculpture work yard.

- Architect: Architects Mosher Drew Watson Ferguson
- Construction Manager: Sundt
- Square feet: 26,873
- 2003 projected cost: \$9.7 million; 2004 revised cost: \$11.3 million

- Funding: State general obligation bonds and Prop R funds
- Projected groundbreaking: Fall 2005
- Projected completion: Fall 2006

Grossmont College Life Safety Rebuild of Entrance

This project consists of entrance road improvements including road widening and traffic signals at the south end of the campus. The goal is to solve traffic and safety problems stemming from having only two access roads leading to the college, a new freeway access, and no continuous campus loop road.

- Engineer: R.B.F. Consulting
- 2003 projected cost: \$3.1 million; 2004 revised cost (no change): \$3.1 million
- Funding: State general obligation bonds and Prop R funds
- Projected groundbreaking: Spring 2005
- Projected completion: Spring 2006

Grossmont College Parking Expansion and Public Safety Building

The construction of a three-story parking structure in lot 5 with elevators and direct ramp access to the South 500 Building will add approximately 750-800 critically needed parking spaces. Parking will be available for people with disabilities at the inner-campus elevation, thus offering an alternative to the long wheelchair ramps now in place. A new Public Safety Office, adjacent to the parking structure, is also part of this project.

- Architect: International Parking Design
- 2003 projected cost: \$7 million (for parking structure only); 2004 revised cost: \$21.4 million (includes parking structure, utility relocation, resurfacing remaining surface area of lot 5 and the addition of Public Safety office to this facility)
- Funding: Prop R
- Projected groundbreaking: Spring 2006
- Projected completion: Fall 2006

Grossmont College Student Services Complex

The project is a new student services facility and a remodel and expansion of the existing student center. Prominent as a gateway building, the Student Services complex will create a friendly entry into the heart of the campus. The Student Services building will provide a one-stop facility for student services, including admissions and records, counseling, and financial aid. The expanded Student Center will accommodate Associated Students, the dining areas, culinary arts, and more.

- Architect: Architects Mosher Drew Watson Ferguson
- Square feet: 32,000 (approximate, not finalized)
- 2003 estimated cost: \$15 million; 2004 revised cost: \$16 million for new Student services portion and \$16.1 million for remodel of existing Student Center, totalling \$32.1 million
- Funding: Prop R and Associated Students of Grossmont College (earmarked student fees)
- Projected groundbreaking: Fall 2006
- Projected completion: Fall 2008

Future Projects

Cuyamaca College Business and Computer and Information Science Building

The Business and Computer and Information Science (CIS) Building, planned for the open area between the Exercise Science/PE complex and the A-G Building complex, will house the CIS, business, economics, paralegal studies, and real estate programs.

Grossmont College Health Sciences Building

This two-story facility will house health profession programs and science labs and classrooms. The first floor will house nursing, cardiovascular technology, respiratory therapy, occupational therapy, orthopedic technology, forensics, speech pathology programs, and faculty and technology offices. The second floor will house science, physics, astronomy, and geography programs, and faculty and technology offices.

Second Annual Financial and Performance Audit

The Prop R Bond measure requires a financial and performance audit on the use of Prop R funds. The second such audit was completed for the fiscal year ending June 30, 2004 by Caporicci & Larson. For the second year, the audit resulted in an unqualified opinion that the financial statements fairly present the financial position and changes in the Prop R fund balance, in accordance with generally accepted accounting standards. The audit was reviewed by the full CBOC at their October 2004 meeting. A copy of the entire Audit can be viewed on the Prop R Web site – www.gcccd.net. Click on Construction News and then CBOC.



Grossmont College Learning and Technology Resource Center

The CBOC adopted a policy calling for a three-year rotation of audit firms. This ensures that on a regular basis a new auditor, with a fresh view, completes the annual audit. Caporicci & Larson will be engaged for the June 30, 2005 audit and then the District, in consultation with the CBOC, will contract with another qualified firm for 2006 to 2008.

CBOC and GCCCD Finalist for Golden Watchdog Award

One of the highlights of 2004 was recognition of the CBOC by the San Diego County Taxpayers Association as a finalist for the annual Golden Watchdog award. Your CBOC has developed an annual work plan, created a streamlined subcommittee process, and conducts quarterly meetings to review project progress. This work helps to ensure that Prop R expenditures meet the obligations of state law and the ballot measure. The Prop R CBOC is recognized as a model for other citizen oversight committees throughout San Diego County. The Golden Watchdog is awarded to programs that exemplify efficient use of tax dollars.

CBOC Meetings Go Paperless

Your CBOC no longer sends thick packets of material out for each quarterly meeting, but instead utilizes e-mail and the Web site for all documents. All agendas and back up material are posted on the CBOC Web site in advance of each meeting for members and the public to review. During the meeting, documents are displayed electronically to avoid the need for paper agendas and back up materials. These paperless meetings take advantage of standard technology, but are considered cutting edge for a public body. Hard copies of the agenda are made available to those who may not have computer access.

CBOC Assessment of Prop R Projects

The CBOC monitors the schedule and budget of each Prop R Project. The CBOC adopted a policy that requires that the construction subcommittee review projects at the time the design is complete, but before it goes to bid. In addition, if bids come in 10% or more over the estimate, a report is to be provided to the subcommittee. Finally, the subcommittee conducts an on-site walk-through of construction projects on a quarterly basis. The detailed Project Review and Monitoring Process can be found on the Web site; click on CBOC, then Construction Subcommittee.

For 2004, the CBOC has determined that the District has undertaken projects in conformance with the Prop R Bond Measure and that the initial projects are on schedule. For those projects completed, the costs have been within the budgets provided, including contingencies.

Continued from front page

can be found on our Web site – www.gcccd.net. Click on Construction News.

Our work has brought us in contact with many members of the colleges' faculty, students and staff, the college presidents and the district Governing Board, administration and staff. There are no finer community college representatives in the State of California and the CBOC commends them for their leadership in moving the Prop R program forward. These projects require much time from faculty, staff, and students as building plans are drafted and reviewed and construction activities coordinated in and around classes. It is truly a team effort and the greater East County community has much to be proud of in these two Colleges.

The CBOC makes special notice of this year's audit of the Prop R Program. For the second year in a row the audit resulted in an opinion that the District was in full compliance with all provisions of the Bond measure. The CBOC is pleased to highlight this result to the East County community.

If you have questions, you are encouraged to contact any CBOC member or me. We welcome your comments and your questions.

Sincerely,

Ernest Ewin, Chair
Citizens' Bond Oversight Committee



CBOC Members from left to right: Glenn Wilhite, Arkan Somo, Ken Sobel, Harriet Stockwell, Ernest Ewin, Rick Walker, Harvey Goodfriend, Christopher Slusher, Charles Fouquette. Not Shown: David Waitley

CBOC Members

- **Ernest Ewin**, CBOC Chair, Council Member for the City of La Mesa and former banking executive.
- **Charles R. Fouquette**, longtime journeyman ironworker and former delegate to the San Diego Building and Construction Trades Council, representing labor.
- **Harvey Goodfriend**, Director of External Programs of San Diego State University's Entrepreneurial Management Center, representing the San Diego County Taxpayers Association.
- **Chris Slusher**, Student representative of Cuyamaca College and current ASCC president.
- **Ken Sobel**, President of the Grossmont College Foundation and San Diego attorney.
- **Arkan Somo**, principal of Arkan Somo and Associates, consulting for business and non-profits.
- **Harriet Stockwell**, representing senior citizens.
- **David Waitley**, residential homebuilder, REI Homes.
- **Rick Walker**, Student representative of the Associated Students of Grossmont College and current ASGC president.
- **Glenn Wilhite**, Landscape Contractor.

Changes in 2004

Recognition and thanks go to three CBOC members whose terms ended in 2004:

- **John Correia**, Student representative of the Associated Students of Grossmont College
- **Kimberly M. Paris**, Student representative of Cuyamaca College
- **Bill Garrett**, former President of the Cuyamaca College Foundation and recently retired City Manager of the City of El Cajon. Mr. Garrett was appointed to the GCCCD Governing Board in December 2004.

Contact Us

Members of the community are welcome to attend the Quarterly CBOC meetings, scheduled for January, April, July, and October of 2005. For meeting dates, times, and locations, check the www.gcccd.net Web site or call 619-644-7762. You may also email us at programinformation@gafcon.com.